



Agenda Report

File #: 18-2087

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 9/19/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration to approve CUP2018-0007 for a 2,000 square foot drive-through car wash associated with a convenience store and fueling station (located at the northwest corner of Dos Lagos Drive and Temescal Canyon Road) in the Commercial designation of the Dos Lagos Specific Plan. (Applicant: Terrano Plaza, LLC - Rexco)

RECOMMENDED ACTION:

That the City Council

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2018-0007, based on the findings contained in the staff report and conditions of approval.

OR

2. Set the item for review at a subsequent meeting.

ANALYSIS:

The Dos Lagos Specific Plan (SP-99-03) establishes the land uses that are permitted in the various designations. In the Commercial designation, *Automobile car wash, detailing* is listed as permitted with a Conditional Use Permit. The proposed car wash will be an ancillary use to the convenience store/fuel station evaluated under PP2018-0003 for the greater commercial center at the northwest corner of Dos Lagos Drive and Temescal Canyon Road. This facility will be structurally part of the convenience store building which is located at the southernmost portion of the overall commercial site. The car wash will be situated along the southerly elevation. The building backs up to the corner of the site with the fuel pumps, parking and circulation on the interior which is a requirement under

the municipal code intended to ensure aesthetic treatment of these types of establishments. Entry into the car wash drive is shown west of the building with the circulation pattern counter-clockwise from plan view, exiting at the east side of the building. The required setbacks for the building and drive lane are 15 feet from each property line along the adjacent street frontages.

The operations will be designed as a self-serve drive-through format with fully automated equipment on the interior of the wash tunnel. It is anticipated that the convenience store will have 24-hour operations; however, the applicant has expressed that the car wash will be operational from 6:00 a.m. to 10:00 p.m. Operational noise is expected to be minimal as the equipment is contained within the 2,000 square foot wash tunnel.

The south building elevation will have visibility along Dos Lagos Drive. The car wash is attached to the convenience store and will carry the same architecture as the primary building. The equipment and electrical rooms are in the intervening building space between the store and the car wash tunnel.

The municipal code requires self-service car washes to have at least one stacking space before the tunnel and two parking spaces which the site plan demonstrates with even more stacking space if needed. The car wash in conjunction with the convenience store and fuel pumps requires 34 parking spaces and the minimum parking spaces are being provided in addition to excess parking spaces available within the commercial center. The commercial center will have reciprocal access and parking among the site for shared use among the tenants. The entire center required 278 parking spaces and 293 spaces are being provided.

Site landscaping and signage associated with the drive-through car wash was included in the overall commercial proposal reviewed as PP2018-0003 in conjunction with CUP2018-0007. The CUP is simply for the establishment of a drive-through car wash, which is one component of the automobile service station and overall commercial proposal covering 7.3 acres.

The use is permitted by the Dos Lagos Specific Plan with a conditional use permit and meets the development standards that apply to this type of use. The actual car wash tunnel, being ancillary to the structure of the convenience store/fuel station, has been designed in a manner that blends nicely with the contemporary architecture of the main building. The proposal is consistent with General Plan goals and policies that encourage commercial development that will serve the mixed-use Planning Area as well as the nearby and passing public along the adjacent arterial roadways. The proposal is also consistent with General Plan policies that promote the upgrade of a vacant piece of land with viable commercial uses including the proposed car wash.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on May 8, 2018, reviewed the overall project and had no objections.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all the required application processing fees.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a mitigated negative declaration was prepared for the project because the initial study showed that there is no substantial evidence in light of the whole record before the City that the project may have a significant effect on the environment. Therefore, a mitigation negative declaration is recommended for adoption.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of August 20, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Rusigno/Carrillo) and carried unanimously with Commissioner Dunn absent, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2515 granting CUP2018-0007, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS

1. Locational and Zoning Map.
2. Overall Site Plan and Focused Site Plan for CUP2018-0007.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of August 20, 2018.

APPLICANT INFORMATION

Name: Terrano Plaza, LLC, 2518 N. Santiago, Orange